

IN RE: PETITION FOR VARIANCE
E/S Rockaway Beach Avenue, 140' N
of the c/l of Beach Avenue
(715 Rockaway Beach Avenue)
15th Election District
5th Councilmanic District

William F. Siegman, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-321-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, William F. and Marcyann S. Siegman. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum side yard setback of 3 feet in lieu of the required 10 feet and a side setback sum of 16 feet in lieu of the required 25 feet for a proposed dwelling. In addition, relief is sought from Section 304 of the B.C.Z.R. to permit construction of a dwelling on an undersized lot. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were William and Marcyann Siegman, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a waterfront lot, which fronts on Middle River, consisting of a gross area of 0.20 acres, more or less, zoned D.R.

3.5. The property has existed in Mrs. Siegman's family since 1953 and is improved with an old shore home, which has been rented out for some time and is beyond renovation. The Petitioners are desirous of razing the old structure and constructing a new single family dwelling for themselves. The Petitioners testified that public water and sewer is available and that the new

ORDER RECEIVED FOR FILING

Date

By

house will be located in approximately the same location as the old home. However, in order to proceed with the proposed improvements, the requested variances are necessary.

After due consideration of the testimony and evidence presented, in the opinion of this Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

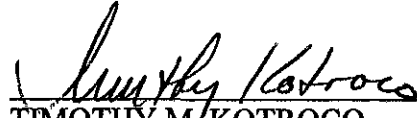
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of April, 1999 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum side yard setback of 3 feet in lieu of the required 10 feet, a side setback sum of 16 feet in lieu of the required 25 feet for a proposed dwelling, and construction of a dwelling on an undersized lot, pursuant to Section 304 of the B.C.Z.R., and in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource

ORDER RECEIVED FOR FILING
Date 4/16/99
By [Signature]

Management (DEPRM), dated March 5, 1999, and the Bureau of Development Plans Review, dated March 19, 1999, copies of which are attached hereto and made a part hereof.

- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 16, 1999

Mr. & Mrs. William F. Siegman
1316 Regester Avenue
Baltimore, Maryland 21239

RE: PETITION FOR VARIANCE
E/S Rockaway Beach Avenue, 140' N of the c/l of Beach Avenue
(715 Rockaway Beach Avenue)
15th Election District – 5th Councilmanic District
William F. Siegman, et ux - Petitioners
Case No. 99-321-A

Dear Mr. & Mrs. Siegman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
DEPRM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

3 copies



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 715 Backaway Beach Ave.

which is presently zoned D. R. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 to PERMIT A PROPOSED DWELLING WITH A MINIMUM SIDE SETBACK OF 3 FT. IN LIEU OF 10 FT. AND A SUM OF SIDE SETBACKS OF 16 FT. IN LIEU OF 25 FT. AND ANY OTHER VARIANCES DEEMED NECESSARY BY THE ZONING COMMISSIONER, ALSO PER SECTION 304 ~~TO PERMIT~~ TO APPROVE ~~ANY~~ CONSTRUCTION OF A DWELLING ON AN UNDERSIZE LOT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) We are requesting that the variance allow us to add 4' to the width of our proposed new structure. We think that the additional 4' will allow us to have a bedroom downstairs that will be large enough to accommodate us as we get older.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 99-321-A

RECV 9/15/98

Legal Owner(s):

William F. Siegman

Name - Type or Print

(410) 887-3518 (W)

Signature

(410) 296-5231

Marcyanna S. Siegman

Name - Type or Print

Signature

410 334-1008 (W)

1316 Regester Ave

410-296-5221

Address

Balto.

MD

21239

City

State

Zip Code

Representative to be Contacted:

WILLIAM F. SIEGMAN

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 2/17/99

ORDER RECEIVED FOR FILING

Date

By

RE: PETITION FOR VARIANCE
715 Rockaway Beach Avenue, E/S of Rockaway
Beach Ave, 140' N of Beach Ave, 15th Election
District, 5th Councilmanic

Legal Owners: William and Marcyanna Siegman

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-321-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to Legal Owners William F. and Marcyanna S. Siegman, 1316 Regester Avenue, Baltimore, MD 21239, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Zoning Description

Zoning description for 715 Rockaway Beach Ave.

Beginning at a point on the East side of
Rockaway Beach Ave which is 40 feet
wide at the distance of 140 feet north
of the nearest improved intersecting
street Beach Ave. which is 40 feet wide.
Being lot # 41 Block N.A. Section # N.A.
in the subdivision of Turkey Point Farm
as recorded in Baltimore County Plat Book #4,
Folio # 171 containing 8500 sq. feet.
Also known as 715 Rockaway Beach Ave
and located in the 15th Election District,
5th Councilmanic District.

99-321-A

JK 321 No. 063793

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 2/17/99 ACCOUNT R0016150
AMOUNT \$ 100.00

RECEIVED FROM: SEIGMAN
FOR: RV + UNDERSIZE LOT

99-321-A

DUPLICATE
PROJECTED
2000 1999
FED. ROAD
BALTIMORE COUNTY
100.00
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

YELLOW - CUSTOMER

PINK - AGENCY

WHITE - CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/18/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/18/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING VARIANCE

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #99-321-A

715 Rockaway Beach Avenue,
E/S Rockaway Beach Avenue, 140' N of Beach Avenue,
15th Election District - 5th Councilmatic District

Legal Owner(s): Marcyanna S. & William F. Segman

Variance: to permit a proposed dwelling with a minimum side setback of 3 feet in lieu of 10 feet and a sum of side setbacks of 16 feet in lieu of 25 feet, to approve construction of a dwelling on an undersized lot, and any other variances deemed necessary by the Zoning Commissioner.

Hearing: Friday, April 2, 1999 at 2:00 p.m. in Room 407, County Courts Bldg., 461 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/27/1 March 18

C258676

CERTIFICATE OF POSTING

RE: CASE # 99-321-A
PETITIONER/DEVELOPER:
(William F. Siegman)
DATE OF Hearing
(APR. 2, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
715 Rockaway Beach Ave. Baltimore, Maryland 21221_____

3-18-99 _____
Month, Day, Year)

Sincerely,

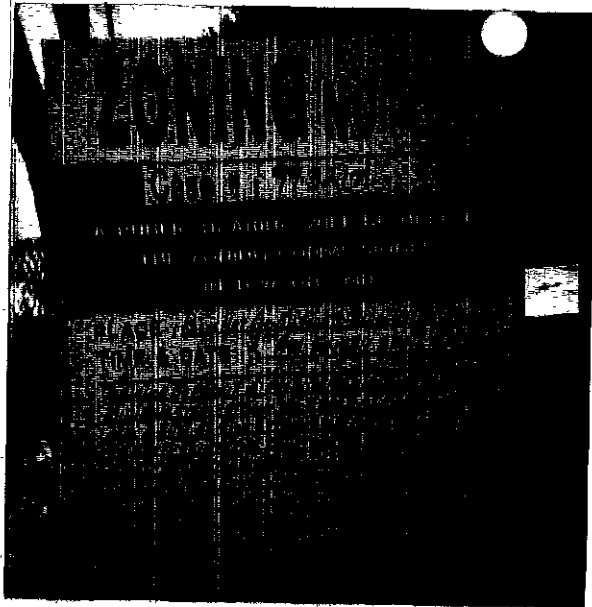

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 2, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-321-A
715 Rockaway Beach Avenue
E/S Rockaway Beach Avenue, 140' N of Beach Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Marcyanna S. & William F. Siegman

Variance to permit a proposed dwelling with a minimum side setback of 3 feet in lieu of 10 feet and a sum of side setbacks of 16 feet in lieu of 25 feet, to approve construction of a dwelling on an undersized lot, and any other variances deemed necessary by the Zoning Commissioner

HEARING: Friday, April 2, 1999 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a stylized "4)" written below it.

Arnold Jablon
Director

c: Marcyanna & William Siegman

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 18, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
March 18, 1999 Issue – Jeffersonian

Please forward billing to:

William F. Siegman
1316 Regester Avenue
Baltimore, MD 21239

410-296-5231

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-321-A

715 Rockaway Beach Avenue

E/S Rockaway Beach Avenue, 140' N of Beach Avenue

15th Election District – 5th Councilmanic District

Legal Owner: Marcyanna S. & William F. Siegman

Variance to permit a proposed dwelling with a minimum side setback of 3 feet in lieu of 10 feet and a sum of side setbacks of 16 feet in lieu of 25 feet, to approve construction of a dwelling on an undersized lot, and any other variances deemed necessary by the Zoning Commissioner

HEARING: Friday, April 2, 1999 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 321
Petitioner: William F. + Marcyanna S. Siegman
Address or Location: 715 Rockaway Beach Ave. Balto. MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: William F. Siegman
Address: 1316 Regester Ave.
Balto. MD 21239
Telephone Number: (410) 296-5231

Revised 2/20/98 - SCJ

99-321-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICECase No.: 99-321-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT A PROPOSED DWELLING- WITH A MINIMUM
SIDE YARD SETBACK OF 3FT. IN LIEU OF 10 FT WITH A SUM OF SIDE YARDS OF
16 FT. IN LIEU OF 25 FT. AND ANY OTHER VARIANCES DEEMED NECESSARY BY
THE ZONING COMMISSIONER AND TO APPROVE CONSTRUCTION OF A
DWELLING- ON AN UNDERSIZED LOT

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**HANDICAPPED ACCESSIBLE**



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1999

Mr. William Siegman
1316 Regester Avenue
Baltimore, MD 21239

RE: Case No.: 99-321-A
Petitioner: Siegman
Location: 71S Rockaway Beach Ave

Dear Mr. Siegman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 17, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 19, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for March 1, 1999
 Item No. 321

The Bureau of Development Plans Review has reviewed the subject zoning item. In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

The minimum flood protection elevation is 11.0 feet for this site.

Per record drawing number 92-0384, the lot owner will be responsible for installing a backflow valve on the sewer discharge house connection.

RWB:HJO:jrb

cc: File

ZONE0301.321



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

March 11, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 29, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

315, 316, 317, 319, 321, 325, 326, 327, 328, AND 329

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 937-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

Jim
4/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 2, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 715 Rockaway Beach Avenue

INFORMATION:

Item Number: 321

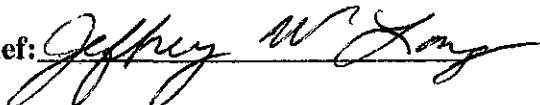
Petitioner: Siegman Property

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports 1) the request to replace an existing structure with a new structure on this undersized lot; and 2) the variance request to allow a minimum side yard setback of three feet in lieu of the required 10 feet and a sum of side yard setbacks of 16 feet in lieu of the required 25 feet. The proposed dwelling is in the sewer moratorium area, which may effect whether the petitioner will be permitted to build at this point in time.

Section Chief: 

AFK/JL:

TO: Director, Office of Planning & Community Conservation
 Attn: Ervin McDaniel
 County Courts Bldg, Rm 406
 401 Bosley Av
 Towson, MD 21204

B Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ William F. + Marcyanna S. Siegman 1316 Regester Ave Balto. MD 21239 (410) 296-5231
Print Name of Applicant Address Telephone Number

☐ Lot Address 715 Rockaway Beach Ave Election District 15th Council District 5th Square Feet 8,500
 Lot Location: NE S W / side / corner of Rockaway Beach Ave . 140 feet from NE S W corner of Beach Ave .
(street) (street)

Land Owner William F. + Marcyanna S. Siegman Tax Account Number _____

Address 715 Rockaway Beach Ave Telephone Number (410) 296-5231
Balto. MD. 21221

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation

PROVIDED?

	YES	NO
✓ 1. This Recommendation Form (3 copies)	✓	—
2. Permit Application	—	✓
3. Site Plan	✓	—
Property (3 copies)	✓	—
✓ Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	✓	—
4. Building Elevation Drawings	✓	—
5. Photographs (please label all photos clearly)	✓	—
Adjoining Buildings	✓	—
Surrounding Neighborhood	✓	—

Residential Processing Fee Paid
 Codes 030 & 080 (\$85)

Accepted by JLL
ZADM

Date 2/17/99

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval

☐ Disapproval

☒ Approval conditioned on required modifications of the permit to conform with the following recommendations:

The proposed dwelling is in the sewer moratorium area, which may effect whether the petitioner will be permitted to build at this point in time.

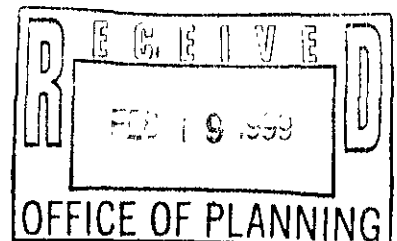
Signed by:

Jeffrey W. Long
 In the Director

Office of Planning & Community Conservation

Revised 9/5/95

Date:



3/2/99



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

March 11, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 29, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

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8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

315, 316, 317, 319, 321, 325, 326, 327, 328, AND 329

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 2 . 2 6 . 9 9

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204


RE: Baltimore County
Item No. 321 JLC

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


10 Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: March 5, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *Arb/JS*
SUBJECT: Zoning Item #321

Siegman Property - 715 Rockaway Beach Road

Zoning Advisory Committee Meeting of March 1, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

351 THIS
COPY
+ 50 FIVE

I W. F. Aug

ATTEST AND CONFIRM THAT THERE HAS NOT BEEN
ADJACENT OWNERSHIP WITH LOTS # 42 OR LOT 40
OF THIS SUBDIVISION FOR OVER 6 YEARS FROM THIS

DATE 2/17/99

99.321-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 715 Rockaway Beach Ave

Subdivision name: Turkey Point Farm

plat book # 4, folio # 144, lot # 41, section #

OWNER: William F. + Maryanna S. Siegman

MIDDLE RIVER

Lot 42 Lot 41 Lot 40

see pages 5 & 6 of the CHECKLIST for additional required information

middle river

Rockaway Beach Ave
subject property

Turkey Pt. Rd.

BACK RIVER NECK RD

North 702
East 702
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15th
Councilmanic District: 5th

T=200' scale map#: SE 1K

Zoning: DR 3,5

Lot size: 0.20 8500
acreage square feet

Elev. 12.6

Not in Flood Plain

2.02C

Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JV ITEM #: 321 CASE#:



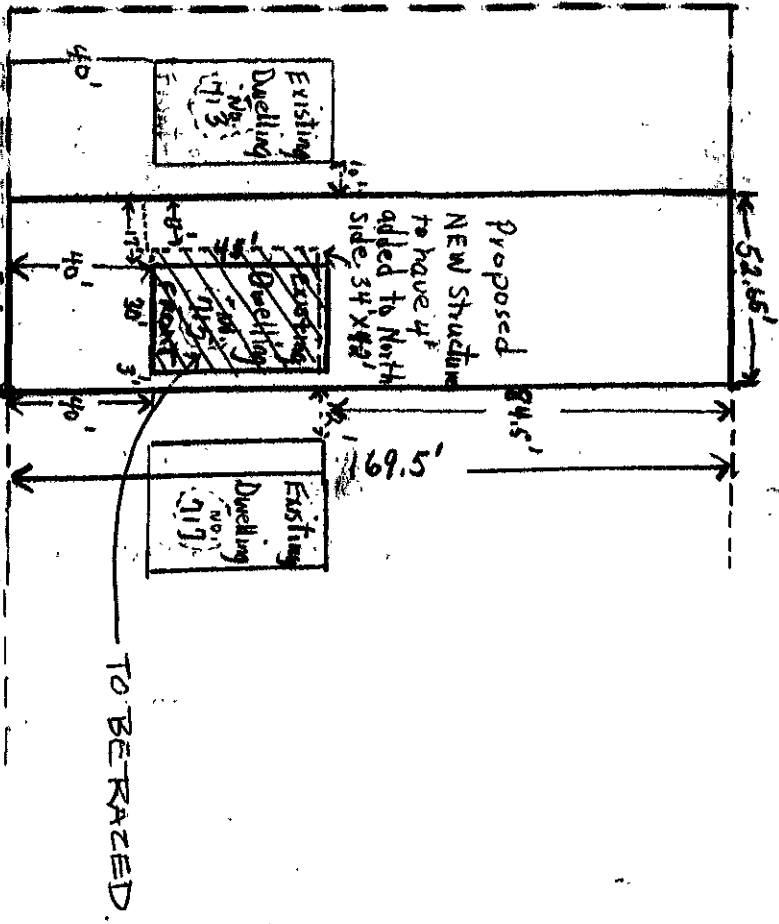
North

date: 12-15-97

prepared by: M.S.

Scale of Drawing: 1"= 50'

Rockaway Beach Ave. 40' RW



99.321-A



D.R. 3.5

\$1000

97-94-A

TURKEY

PIER

BEECH AVE

REGINA AVE

TURKEY POINT ROAD

ROAD

BL

\$2000

D.R. 3.5

PIER

SE 1K

Subject Property

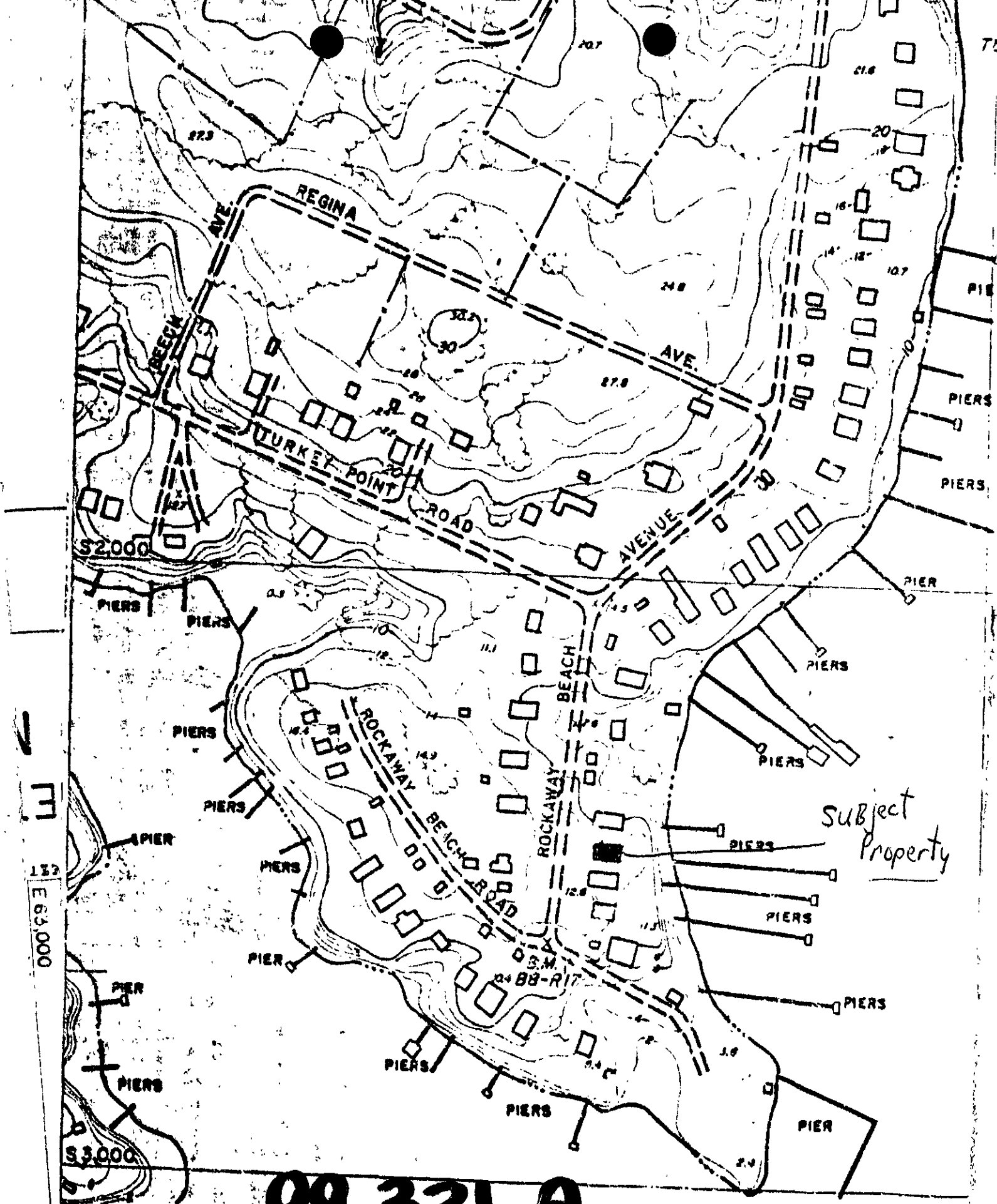
99-321-A

321

D.R. 3.5

PIER





132
E 63,000

99-321-A
321

SE 1K



BUILDING PERMIT PROCESSING
CASH SLIP RECEIPT

No. A 343854

BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 100
TOWSON, MARYLAND 21204

PAID RECEIPT

PROCESS 1/29/1998 ACTUAL 1/29/1998 TIME 11:00:49
REG WS01 CASHIER CLUM CML DRAWER 1
2 PERMITS & DEVELOPMENT MGT
Receipt # 036868
DOCUMENT # A343854
12,487.29 CHECK
Baltimore County, Maryland
OFFICE OF FINANCE USE ONLY

APPLICANT

John J. Clock Co

ADDRESS

PO Box 4369

ZIP CODE

27115

CHECK ITEM	ITEMS	PAY CODE	G/L ACCOUNT NUMBER	FEE
	ABANDONED WATER METER APPLICATION	200	231-2874	
	APPEAL PROCESS FEE	204	001-006-6150	
	BUILDING PERMIT APPLICATION	209	001-006-2510	
	CHANGE OF OCCUPANCY	210	001-006-2520	
	COUNTY FINANCING APPLICATION	211	231-006-7120	
	ELECTRICAL ADMINISTRATIVE BOARD EXAM FEE	212	001-006-6090	
	ELECTRICAL ADMINISTRATIVE BOARD LICENSE	213	001-006-2210	
	ELECTRICAL PERMIT	214	001-006-2600	
	FIRE HYDRANT METER	217	231-006-6180	
	FIRE INSPECTION	246	001-006-6019	
	GAS PERMIT APPLICATION	220	001-006-2420	
	MASTER'S FEE	249	001-006-6135	
	PERCOLATION TEST	224	001-006-6750	
	PHOENIX WATER CHARGE	248	030-006-6133	
	PLUMBING BOARD LICENSE	225	001-006-2220	
	PLUMBING PERMIT APPLICATION	226	001-006-6220	
	SEPTIC TANK PERMIT	228	001-006-2430	
	SEWER PROPERTY CONNECTION APPLICATION	229	231-006-6051	
	SEWER SERVICE CHARGE, PRORATED	230	030-006-6012	
✓	SEWER SYSTEM CHARGE <i>7000.00 - 875.00 =</i>	231	231-006-6141	<i>6125.00</i>
	STORM DRAIN CONNECTION	233	001-006-2440	
	SUB-SOIL DRAIN INSTALLATION	234	001-006-6220	
	WASTEWATER DISCHARGE PERMIT	240	030-006-2630	
✓	WATER DISTRIBUTION <i>60.61 - 23.32 =</i>	241	030-006-6043	<i>37.29</i>
	WATER METER APPLICATION	242	231-006-6060	
✓	WATER METER FEE # <i>33793 920.00 + 320.00</i>	243	231-2874	<i>1150.00</i>
	WATER SURCHARGE	244	231-006-6151	
✓	WATER SYSTEM CHARGE <i>5750.00 - 575.00 =</i>	245	231-006-6151	<i>5175.00</i>

CHECK/MONEY ORDER PAYABLE TO BALTIMORE COUNTY, MARYLAND

TOTAL

12,487.29

DESCRIPTION:

FOR: 1425 FUSELROE AVE / DIST #15

6" DETCK 4 1/2" DOMESTIC

CONT #97-173051 CLK #571

PREPARER'S NAME

Kenneth Fox

DATE

1/29/98

THIS IS NOT A PERMIT OR LICENSE AND DOES NOT AUTHORIZE CONSTRUCTION OF ANY KIND. NO BUILDING, PLUMBING, OR ELECTRICAL PERMIT FEE IS REFUNDABLE.

WHITE-AGENCY

YELLOW-APPLICANT

PINK-FINANCE

REV 1/97

**PLEASE REFUND*

4,108.97